

## RENTAL MARKET REPORT

## Québec Highlights\*



Canada Mortgage and Housing Corporation

Release Date: Fall 2008

Figure 1

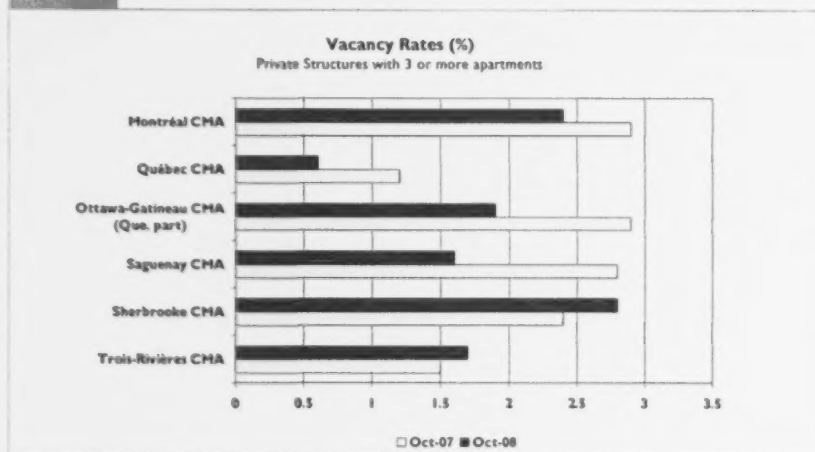
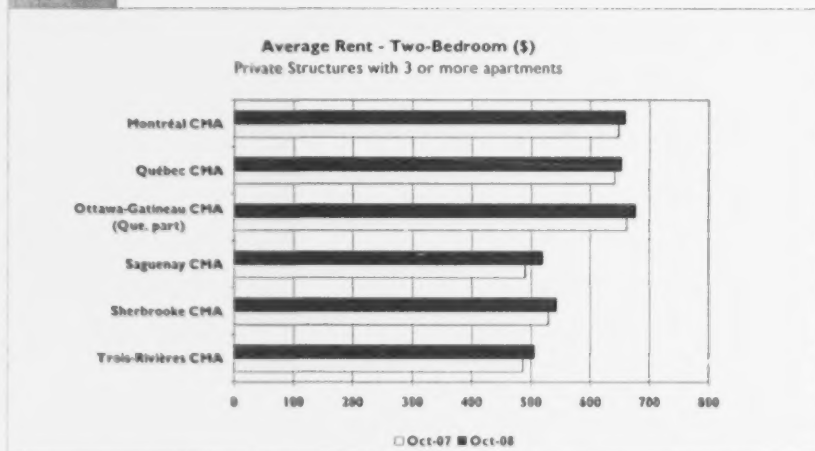


Figure 2



\*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAAs.

## Highlights

- The vacancy rate in Quebec's urban centres fell to 2.2 per cent in October 2008, compared to 2.6 per cent a year earlier.
- While the overall decrease reflects the conditions observed in most major centres, about half of the urban centres registered increases in their vacancy rates.
- In the vast majority of cases, the changes (whether up or down) were less than 1 percentage point.
- The estimated change in the average rent for the urban centres reached 2.1 per cent in October 2008. Quebec's major centres had among the most affordable rental markets in the country.
- In the Montréal and Québec CMAAs, rental condominium market conditions also appear to have tightened in 2008.

## Notice to readers

Starting this year, rental apartment structures serving senior clients exclusively will be excluded from the survey. For more information, see the *Technical Notes* section at the end of the report.

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), the vacancy rate in Quebec's urban centres fell to 2.2 per cent in October 2008, compared to 2.6 per cent a year earlier. While the overall decrease reflects the conditions observed in most major centres, about half of the urban centres registered increases in their vacancy rates. In general, a sustained demand (resulting from growth in employment and net migration) came up against a stagnant supply of rental housing. That said, in the vast majority of cases, the changes (whether up or down) were less than 1 percentage point.

In the Montréal CMA, the vacancy rate fell to 2.4 per cent in October 2008, for a decrease of 0.5 of a percentage point from the level recorded at the same time in 2007. The strong increase in net migration, the growth in youth employment and the moderate rental housing construction were the main factors that contributed to the tightening of the market. The estimated change in rents charged in existing structures between October 2007 and October 2008 reached 2.1 per cent.

The Québec area rental market also continued to tighten. The vacancy rate there effectively fell from 1.2 per cent in October 2007 to 0.6 per cent in the same month this year. While favourable labour market conditions stimulated demand for rental housing, supply of such dwellings increased much less

rapidly this year. In the CMA, the average rent for two-bedroom units rose by 2 per cent between the October 2007 and October 2008 surveys.

The vacancy rate in the Ottawa-Gatineau CMA (Quebec part) went from 2.9 per cent in October 2007 down to 1.9 per cent in the same month in 2008. This second straight decrease in the vacancy rate was attributable to the positive net migration, which itself resulted from the continued employment growth in the area. Even though the rental market tightened, the increase in the average apartment rent between 2007 and 2008 was below inflation, having been limited to 1 per cent.

In the Sherbrooke CMA, the rental apartment vacancy rate registered another increase. After having gone up by 1.2 percentage points in 2007, to 2.4 per cent, this rate continued to climb and reached 2.8 per cent in 2008. The rise in the vacancy rate in the Sherbrooke CMA in 2008 resulted from a moderating demand, and not a stable supply.

The rental market eased slightly in the Trois-Rivières CMA, as a result of the many rental housing units started in this area. In fact, the vacancy rate reached 1.7 per cent in October 2008, compared to 1.5 per cent a year earlier. However, demand remained vigorous, on account of strong net migration. The estimated change in the average rent for two-bedroom apartments attained 3.0 per cent.

In the Saguenay CMA, the vacancy rate reached 1.6 per cent in October 2008, versus 2.8 per cent in October 2007. The increase in the net migration of the CMA and the limited growth in supply were the main factors that contributed to the tightening of the market. The average rent for two-

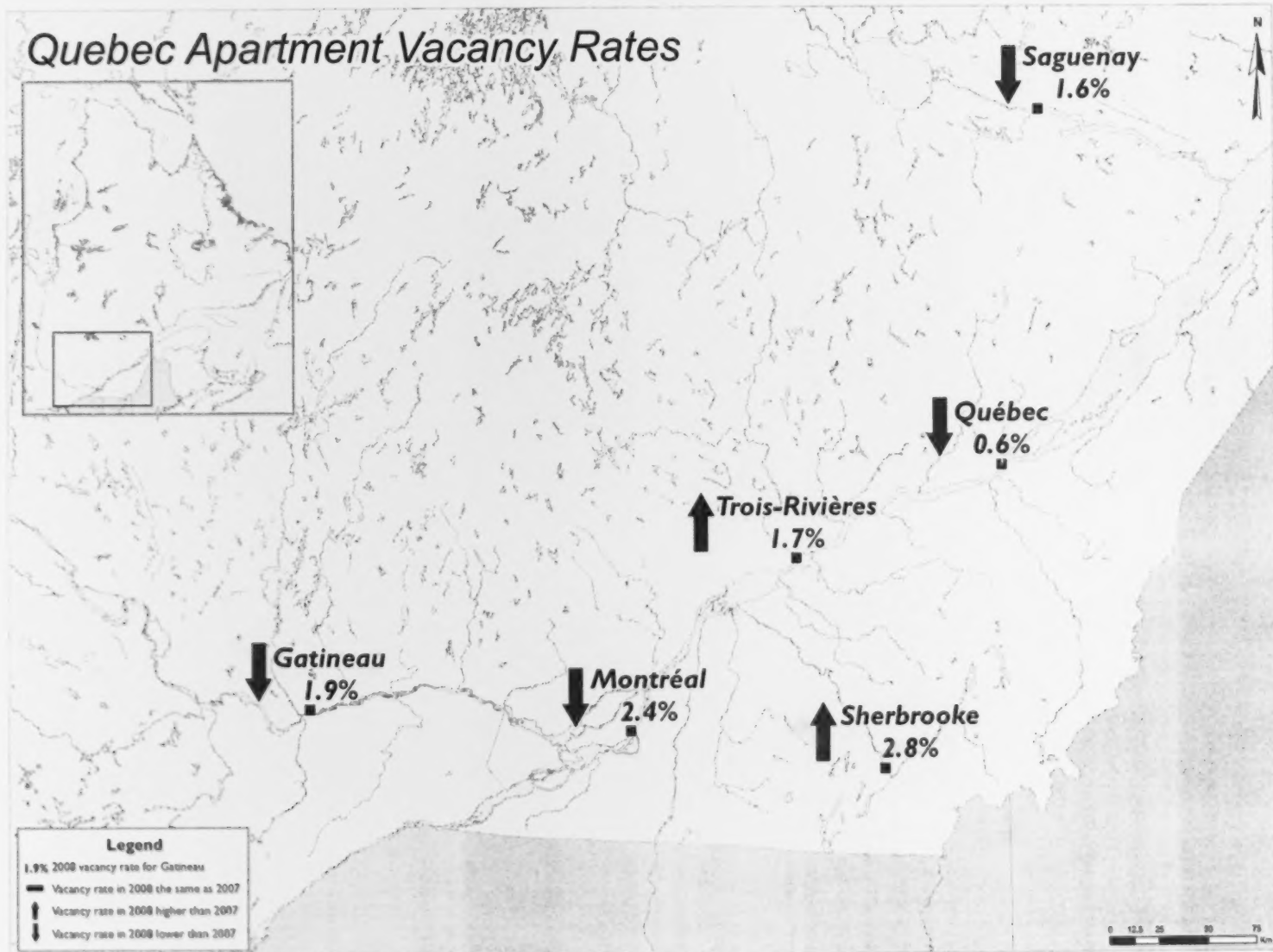
bedroom units contained in existing structures rose by 1.5 per cent between the October 2007 and October 2008 surveys.

The results were varied in midsize centres (with 10,000 to 49,999 inhabitants). The tightest markets included Saint-Hyacinthe, where the vacancy rate fell (1.2 per cent, versus 2.3 per cent in 2007), Granby (1.7 per cent), where this rate remained stable, and Saint-Jean-sur-Richelieu (1.9 per cent), where the percentage of vacant apartments decreased by 1 point from the level recorded in the fall of 2007. The proportions of unoccupied units were slightly higher in Drummondville (3.5 per cent) and Shawinigan (5.4 per cent).

On average, the rents charged across Quebec rose by about 2.1 per cent over 2007. The estimated changes in rents varied between 1 per cent and 3 per cent in the CMAs. According to CMHC's affordability indicator, the major urban centres in Quebec still appear to have the most affordable rental markets in the country. The indicator posted gains (showing rising affordability) in the Montréal, Québec and Gatineau areas, while decreases were registered in the Saguenay and Sherbrooke CMAs.

According to the Secondary Rental Market Survey results, 9.4 per cent of the condominiums in the Montréal CMA were rental units in October 2008, while the proportion was over 8.4 per cent in the Québec CMA. Like the traditional rental market, this market would appear to be tighter in 2008, as the vacancy rates for dwellings of this type decreased (from 3.8 per cent to 3.2 per cent in the Montréal area and from 2.4 per cent to 1.3 per cent in the Québec area). It should be noted that, in absolute figures, this segment accounts for a marginal share of the overall rental market.

## Quebec Apartment Vacancy Rates



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**I.1.1\_I Private Apartment Vacancy Rates (%)****by Bedroom Type****Québec – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Ottawa-Gatineau CMA (Que. part)	3.5	2.9	2.9	1.9	3.1	1.8	1.5	1.7	2.9	1.9
Montréal CMA	4.8	4.6	3.4	2.8	2.3	2.1	2.2	1.2	2.9	2.4
Québec CMA	2.3	1.6	1.7	0.9	0.9	0.4	0.9	0.5	1.2	0.6
Saguenay CMA	2.8	2.8	3.6	2.2	1.8	0.9	4.6	2.6	2.8	1.6
Sherbrooke CMA	5.2	4.9	2.9	2.8	2.0	2.5	1.4	2.8	2.4	2.8
Trois-Rivières CMA	4.0	4.3	1.8	2.3	1.1	1.2	0.8	1.4	1.5	1.7
<b>Québec CMAs</b>	<b>4.5</b>	<b>4.3</b>	<b>3.1</b>	<b>2.6</b>	<b>2.1</b>	<b>1.8</b>	<b>1.9</b>	<b>1.3</b>	<b>2.6</b>	<b>2.2</b>
<b>Québec CA 50,000-99,999</b>	<b>7.0</b>	<b>7.6</b>	<b>3.6</b>	<b>3.9</b>	<b>1.5</b>	<b>1.6</b>	<b>2.0</b>	<b>2.3</b>	<b>2.4</b>	<b>2.5</b>
<b>Québec CA 10,000-49,999</b>	<b>4.0</b>	<b>3.7</b>	<b>4.2</b>	<b>2.9</b>	<b>1.9</b>	<b>1.8</b>	<b>1.6</b>	<b>1.5</b>	<b>2.6</b>	<b>2.2</b>
<b>Québec 10,000+</b>	<b>4.6</b>	<b>4.4</b>	<b>3.2</b>	<b>2.6</b>	<b>2.1</b>	<b>1.8</b>	<b>1.9</b>	<b>1.4</b>	<b>2.6</b>	<b>2.2</b>

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

**I.1.2\_I Private Apartment Average Rents (\$)****by Bedroom Type****Québec – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Ottawa-Gatineau CMA (Que. part)	487	492	565	572	662	677	762	759	642	653
Montréal CMA	490	500	581	594	647	659	806	799	632	640
Québec CMA	455	452	547	558	641	653	755	770	619	630
Saguenay CMA	332	352	405	412	490	518	526	553	471	496
Sherbrooke CMA	366	368	424	437	529	543	644	658	514	525
Trois-Rivières CMA	346	360	406	414	487	505	535	553	467	486
<b>Québec CMAs</b>	<b>480</b>	<b>489</b>	<b>562</b>	<b>576</b>	<b>634</b>	<b>646</b>	<b>769</b>	<b>768</b>	<b>617</b>	<b>627</b>
<b>Québec CA 50,000-99,999</b>	<b>361</b>	<b>380</b>	<b>419</b>	<b>444</b>	<b>496</b>	<b>518</b>	<b>548</b>	<b>571</b>	<b>483</b>	<b>507</b>
<b>Québec CA 10,000-49,999</b>	<b>354</b>	<b>362</b>	<b>403</b>	<b>413</b>	<b>482</b>	<b>494</b>	<b>532</b>	<b>548</b>	<b>463</b>	<b>475</b>
<b>Québec 10,000+</b>	<b>469</b>	<b>479</b>	<b>548</b>	<b>562</b>	<b>616</b>	<b>628</b>	<b>734</b>	<b>734</b>	<b>601</b>	<b>610</b>

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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### 1.1.3\_I Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Ottawa-Gatineau CMA (Que. part)	25	875	91	4,885	197	10,835	46	2,662	360	19,258
Montréal CMA	2,005	44,062	3,889	137,453	4,316	210,195	678	57,139	10,888	448,848
Québec CMA	66	4,060	173	19,948	144	36,757	50	9,976	433	70,740
Saguenay CMA	6	215	42	1,898	38	4,239	34	1,323	121	7,675
Sherbrooke CMA	114	2,338	202	7,290	391	15,620	157	5,594	864	30,842
Trois-Rivières CMA	30	707	102	4,475	91	7,296	49	3,443	273	15,920
<b>Québec CMAs</b>	<b>2,247</b>	<b>52,257</b>	<b>4,499</b>	<b>175,948</b>	<b>5,177</b>	<b>284,941</b>	<b>1,015</b>	<b>80,137</b>	<b>12,938</b>	<b>593,283</b>
<b>Québec CA 50,000-99,999</b>	<b>127</b>	<b>1,674</b>	<b>292</b>	<b>7,501</b>	<b>266</b>	<b>17,050</b>	<b>170</b>	<b>7,429</b>	<b>855</b>	<b>33,653</b>
<b>Québec CA 10,000-49,999</b>	<b>120</b>	<b>3,199</b>	<b>331</b>	<b>11,345</b>	<b>430</b>	<b>23,643</b>	<b>114</b>	<b>7,710</b>	<b>996</b>	<b>45,898</b>
<b>Québec 10,000+</b>	<b>2,494</b>	<b>57,130</b>	<b>5,123</b>	<b>194,795</b>	<b>5,874</b>	<b>325,634</b>	<b>1,299</b>	<b>95,276</b>	<b>14,790</b>	<b>672,834</b>

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Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.4\_I Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Ottawa-Gatineau CMA (Que. part)	4.8	4.5	3.2	2.5	3.6	2.2	1.6	2.3	3.3	2.4
Montréal CMA	5.6	5.3	4.3	3.6	2.9	2.6	2.6	2.0	3.6	3.1
Québec CMA	3.1	3.1	2.1	1.5	1.3	0.8	1.4	1.4	1.7	1.2
Saguenay CMA	3.9	2.8	4.5	2.8	2.0	1.5	5.6	3.3	3.4	2.2
Sherbrooke CMA	5.6	5.0	3.1	2.9	2.2	2.6	1.7	3.0	2.6	2.9
Trois-Rivières CMA	5.0	4.5	2.2	2.7	1.8	1.7	1.8	2.0	2.1	2.1
<b>Québec CMAs</b>	<b>5.3</b>	<b>5.1</b>	<b>3.9</b>	<b>3.2</b>	<b>2.7</b>	<b>2.3</b>	<b>2.4</b>	<b>2.0</b>	<b>3.3</b>	<b>2.8</b>
<b>Québec CA 50,000-99,999</b>	<b>7.4</b>	<b>8.0</b>	<b>3.8</b>	<b>4.8</b>	<b>1.9</b>	<b>2.2</b>	<b>2.4</b>	<b>2.6</b>	<b>2.7</b>	<b>3.1</b>
<b>Québec CA 10,000-49,999</b>	<b>4.3</b>	<b>4.5</b>	<b>4.4</b>	<b>3.7</b>	<b>2.2</b>	<b>2.4</b>	<b>2.0</b>	<b>1.8</b>	<b>2.9</b>	<b>2.8</b>
<b>Québec 10,000+</b>	<b>5.3</b>	<b>5.1</b>	<b>3.9</b>	<b>3.3</b>	<b>2.6</b>	<b>2.3</b>	<b>2.4</b>	<b>2.0</b>	<b>3.2</b>	<b>2.8</b>

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Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.5\_1 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Ottawa-Gatineau CMA (Que. part)	++	**	1.9	1.0	1.4	0.8	1.7	++	1.4	1.0
Montréal CMA	2.0	2.5	2.5	2.4	2.3	2.1	1.5	3.0	2.3	2.1
Québec CMA	2.3	++	2.6	1.6	2.7	2.0	2.7	2.1	2.6	1.7
Saguenay CMA	**	++	5.5	++	6.6	1.5	10.9	++	5.7	1.5
Sherbrooke CMA	3.5	2.2	2.5	4.2	3.4	2.0	3.5	1.5	3.4	2.1
Trois-Rivières CMA	6.7	3.6	3.9	1.6	4.4	3.0	3.1	2.8	3.9	3.0
<b>Québec CMAs</b>	<b>2.1</b>	<b>2.3</b>	<b>2.5</b>	<b>2.3</b>	<b>2.5</b>	<b>2.1</b>	<b>2.1</b>	<b>2.5</b>	<b>2.5</b>	<b>2.0</b>
<b>Québec CA 50,000-99,999</b>	<b>3.9</b>	<b>**</b>	<b>3.9</b>	<b>2.2</b>	<b>3.4</b>	<b>2.2</b>	<b>2.7</b>	<b>3.2</b>	<b>3.1</b>	<b>2.6</b>
<b>Québec CA 10,000-49,999</b>	<b>3.6</b>	<b>2.2</b>	<b>2.6</b>	<b>2.1</b>	<b>2.6</b>	<b>2.4</b>	<b>2.6</b>	<b>2.3</b>	<b>2.7</b>	<b>2.4</b>
<b>Québec 10,000+</b>	<b>2.2</b>	<b>2.3</b>	<b>2.6</b>	<b>2.3</b>	<b>2.5</b>	<b>2.1</b>	<b>2.2</b>	<b>2.6</b>	<b>2.5</b>	<b>2.1</b>

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.1\_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Amos CA	6.4	2.3	2.9	0.9	0.9	0.8	0.8	1.4	1.7	1.0
Rouyn-Noranda CA	2.4	0.3	1.0	1.4	0.4	0.1	1.0	0.5	0.8	0.5
Val d'Or	0.9	0.4	0.2	0.5	0.0	0.1	0.0	0.0	0.1	0.2

The following letter codes are used to indicate the reliability of the estimates:

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**I.1.2\_2 Private Apartment Average Rents (\$)****by Bedroom Type****Québec – Abitibi-Témiscamingue**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Amos CA	302	356	342	366	436	453	499	510	420	444
Rouyn-Noranda CA	323	338	385	394	468	483	549	569	443	456
Val d'Or	351	374	375	389	454	466	534	543	446	462

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

**I.1.3\_2 Number of Private Apartment Units Vacant and Universe in October 2008****by Bedroom Type****Québec – Abitibi-Témiscamingue**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Amos CA	1	46	2	227	4	484	3	226	10	983
Rouyn-Noranda CA	1	321	10	730	1	1,379	2	398	14	2,827
Val d'Or	1	245	3	562	1	955	0	619	5	2,382

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.4\_2 Private Apartment Availability Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Amos CA	8.0	11.3	3.3	2.2	1.5	1.9	1.1	2.3	2.2	2.5
Rouyn-Noranda CA	2.7	0.3	1.6	1.4	0.5	0.1	1.3	0.5	1.1	0.5
Val d'Or	1.8	1.4	0.7	1.2	0.0	0.1	0.2	0.2	0.4	0.5

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.5\_2 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Amos CA	**	**	2.1	4.7	2.5	1.7	1.7	2.0	1.4	3.3
Rouyn-Noranda CA	3.2	7.5	2.2	3.4	2.6	4.3	1.4	**	2.2	3.9
Val d'Or	6.8	++	0.9	2.5	++	2.4	0.7	1.0	1.0	2.5

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.1\_3 Private Apartment Vacancy Rates (%)

#### by Bedroom Type

#### Québec - Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Drummondville CA	6.3	8.4	4.0	5.8	1.4	1.8	2.9	2.5	2.8	3.5
Zone 1-Drummondville	6.3	8.5	4.0	5.8	1.4	1.8	2.6	2.5	2.7	3.5
Zone 2-Peripheral Sectors	**	**	**	n/u	1.8	1.8	8.3	2.8	5.3	2.3
Victoriaville CA	5.8	7.4	6.4	4.3	3.5	4.3	4.6	2.6	4.6	4.1

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.2\_3 Private Apartment Average Rents (\$)

#### by Bedroom Type

#### Québec - Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Drummondville CA	346	366	429	482	481	529	560	568	475	517
Zone 1-Drummondville	346	366	429	482	481	529	565	572	475	517
Zone 2-Peripheral Sectors	**	**	n/s	n/u	464	480	462	470	461	472
Victoriaville CA	308	308	367	381	460	470	537	555	445	460

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ )

d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.3\_3 Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Drummondville CA	44 c	525	115 b	1,990	56 c	3,131	47	1,891	262 b	7,537
Zone 1-Drummondville	44 c	523	115 b	1,990	55 c	3,075	45	1,819	259 b	7,407
Zone 2-Peripheral Sectors	**	**	n/u	n/u	1 a	56	2	72	3 a	130
Victoriaville CA	21 c	287	32 b	750	84 b	1,965	23	885	161 b	3,887

The following letter codes are used to indicate the reliability of the estimates:

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\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.4\_3 Private Apartment Availability Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Drummondville CA	6.9 b	8.4	4.1 c	6.9 b	1.9 b	2.5	4.0	3.3	3.3 b	4.3 b
Zone 1-Drummondville	6.9 b	8.5	4.1 c	6.9 b	1.9 b	2.5	3.7	3.3	3.3 b	4.3 b
Zone 2-Peripheral Sectors	**	**	**	n/u	1.8 a	1.8	11.1	5.6	6.8	3.8
Victoriaville CA	5.8	7.4	6.8 b	4.5 c	3.9	5.0	5.7	2.9	5.1	4.6

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.5\_3 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type

#### Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Drummondville CA	1.8	++	2.0	++	1.7	++	**	0.9	1.6	++
Zone 1-Drummondville	1.8	++	2.0	++	1.7	++	**	0.9	1.6	++
Zone 2-Peripheral Sectors	**	**	**	n/u	**	**	3.5	1.7	2.4	2.4
Victoriaville CA	++	1.5	3.0	1.8	1.5	1.0	++	1.2	1.8	1.6

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.1\_4 Private Apartment Vacancy Rates (%)

#### by Bedroom Type

#### Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Montmagny City	3.5	**	1.9	3.9	1.1	1.8	0.0	0.0	1.5	2.5
Saint-Georges CA	**	0.0	8.5	0.0	3.7	0.0	2.5	0.6	5.0	0.1
Sainte-Marie City	7.5	12.8	4.8	2.2	4.4	2.8	1.5	3.1	4.3	3.2
Thetford Mines CA	4.9	5.2	7.7	5.3	4.4	3.6	1.1	0.6	5.0	3.7

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.2\_4 Private Apartment Average Rents (\$) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Montmagny City	328	329	397	406	489	502	492	505	462	474
Saint-Georges CA	323	339	372	380	463	468	455	470	439	445
Sainte-Marie City	321	332	358	364	481	498	517	536	453	471
Thetford Mines CA	280	280	321	332	374	384	403	416	359	370

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.3\_4 Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Montmagny City	**	28	5	131	7	401	0	59	16	619
Saint-Georges CA	0	59	0	482	0	1,283	1	188	1	2,011
Sainte-Marie City	5	39	4	181	16	562	4	127	29	909
Thetford Mines CA	4	77	16	301	18	506	1	180	39	1,064

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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Please click Methodology or Data Reliability Tables Appendix links for more details

**I.1.4 Private Apartment Availability Rates (%)****by Bedroom Type****Québec – Chaudière-Appalaches**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Montmagny City	3.5	**	3.1	4.7	1.3	2.3	0.0	0.0	1.9	3.0
Saint-Georges CA	**	10.5	8.5	8.6	3.9	3.1	3.5	6.1	5.2	4.9
Sainte-Marie City	7.5	12.8	4.8	2.8	4.9	3.2	1.5	3.1	4.6	3.5
Thetford Mines CA	4.9	6.5	7.7	5.6	4.6	4.0	1.1	0.6	5.0	4.0

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**I.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup>****by Bedroom Type****Québec – Chaudière-Appalaches**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Montmagny City	++	++	2.7	2.0	0.9	2.5	1.1	3.3	1.5	2.3
Saint-Georges CA	**	**	3.0	1.6	1.6	1.3	1.2	2.8	1.6	1.7
Sainte-Marie City	++	**	0.7	0.6	0.9	2.5	2.4	1.6	1.4	2.0
Thetford Mines CA	**	2.4	1.4	3.7	1.9	2.7	0.9	3.4	2.0	2.4

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.1\_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Baie-Comeau CA	2.4	11.5	3.2	3.5	3.1	2.1	1.3	4.6	2.8	3.5
Zone 1 - Secteur Mingan	3.2	13.0	3.0	2.6	3.8	1.3	1.9	5.4	3.2	3.4
Zone 2 - Secteur Marquette	0.0	5.9	3.5	4.5	2.4	2.9	0.8	3.9	2.4	3.7
Sept-Îles CA	4.0	0.5	0.8	0.7	1.1	0.9	0.9	0.7	1.3	0.8

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.2\_5 Private Apartment Average Rents (\$) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Baie-Comeau CA	357	370	452	450	535	539	584	585	505	510
Zone 1 - Secteur Mingan	358	376	467	481	571	584	597	610	521	534
Zone 2 - Secteur Marquette	351	328	434	410	493	495	573	564	487	481
Sept-Îles CA	367	378	450	454	530	536	591	605	503	514

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.3\_5 Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Baie-Comeau CA	9	79	15	438	12	578	11	241	47	1,336
Zone 1 - Secteur Mingan	8	62	6	237	4	302	6	112	24	713
Zone 2 - Secteur Marquette	1	17	9	201	8	276	5	129	23	623
Sept-Îles CA	1	203	5	693	9	1,017	3	475	19	2,388

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.4\_5 Private Apartment Availability Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Baie-Comeau CA	3.7	11.5	3.5	3.7	4.1	3.0	1.7	5.0	3.4	4.1
Zone 1 - Secteur Mingan	4.8	13.0	3.4	3.0	4.7	2.4	2.8	6.3	4.0	4.2
Zone 2 - Secteur Marquette	0.0	5.9	3.5	4.5	3.3	3.6	0.8	3.9	2.7	4.0
Sept-Îles CA	4.0	1.5	1.0	1.3	1.3	1.1	0.9	0.7	1.4	1.1

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Baie-Comeau CA	2.8 b	**	2.0	**	2.4 c	++	2.9 b	**	2.6	1.7
Zone 1 - Secteur Mingan	1.2 a	**	1.0	**	2.3 c	**	3.5 c	2.1 c	2.6	2.7
Zone 2 - Secteur Marquette	**	**	3.1	++	2.6 c	++	**	++	2.6	++
Sept-Îles CA	3.8 d	2.2	3.0	2.9	2.4 d	2.5	3.2 b	2.7	2.7	3.2

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.1\_6 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Gaspé City	0.0 a	8.0	1.8	0.6	0.4 a	0.4	0.0 a	1.7	0.7	1.1
Les Îles-de-la-Madeleine MU	n/u	**	n/u	3.0	n/u	0.8	n/u	**	n/u	1.6
Matane CA	1.5 a	0.0	2.9	1.8	1.3 a	1.3	1.7	0.0	1.9	1.2
Rimouski CA	0.6 b	1.8	0.3	0.3	0.0 c	0.6	0.0 c	0.0	0.2	0.6
Rivière-du-Loup CA	2.4	5.5	3.6	3.9	0.8	0.7	0.8	0.8	1.6	1.8

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**1.1.2\_6 Private Apartment Average Rents (\$)****by Bedroom Type****Québec – Gaspésie-Bas-St-Laurent**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Gaspé City	355	363	419	427	496	506	522	545	473	486
Les Îles-de-la-Madeleine MU	n/u	**	n/u	498	n/u	551	n/u	760	n/u	532
Matane CA	334	339	389	403	456	481	493	506	425	442
Rimouski CA	395	397	458	475	561	577	586	630	510	529
Rivière-du-Loup CA	330	339	397	405	499	508	556	566	478	484

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

**1.1.3\_6 Number of Private Apartment Units Vacant and Universe in October 2008****by Bedroom Type****Québec – Gaspésie-Bas-St-Laurent**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Gaspé City	2	25	1	170	1	235	2	118	6	548
Les Îles-de-la-Madeleine MU	**	**	3	107	1	142	**	11	4	271
Matane CA	0	143	8	449	7	548	0	175	15	1,315
Rimouski CA	12	641	5	1,441	12	2,119	0	611	28	4,812
Rivière-du-Loup CA	11	200	19	491	9	1,323	3	387	42	2,401

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

**1.1.4\_6 Private Apartment Availability Rates (%)****by Bedroom Type****Québec – Gaspésie-Bas-St-Laurent**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Gaspé City	0.0 a	8.0	1.8	0.6	0.4 a	0.4	0.0 a	1.7	0.7 a	1.1
Les Îles-de-la-Madeleine MU	n/u	**	n/u	5.1	n/u	3.1	n/u	**	n/u	3.6
Matane CA	1.5 a	0.7	2.9	2.0	1.5	1.7	2.3	0.0	2.1 a	1.5
Rimouski CA	1.4 a	1.8	0.3	0.3	0.5	0.7	0.4 a	0.0	0.6 a	0.6
Rivière-du-Loup CA	2.4 a	8.0	4.0	4.9	1.3	1.0	1.0	0.8	1.9 a	2.3

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**1.1.5\_6 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup>****by Bedroom Type****Québec – Gaspésie-Bas-St-Laurent**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Gaspé City	**	**	2.2	1.0	2.1	1.3	0.8	1.8	1.9	1.9
Les Îles-de-la-Madeleine MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Matane CA	5.4	1.3	4.7	2.5	3.2	4.1	3.6	2.2	4.7	3.4
Rimouski CA	**	++	++	2.7	3.5	2.7	++	3.2	2.8	2.2
Rivière-du-Loup CA	++	3.2	1.7	1.9	1.9	1.8	1.6	0.6	2.3	1.7

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**I.1.1\_7 Private Apartment Vacancy Rates (%)****by Bedroom Type  
Québec – Lac-St-Jean**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Alma CA	6.9	9.7	12.7	3.0	1.9	1.6	0.6	1.7	4.1	2.0
Zone 1 - Alma South	8.3	11.5	21.1	1.9	2.4	1.8	0.5	1.7	6.1	2.1
Zone 2 - Alma North	0.0	0.0	2.7	4.7	1.3	1.4	0.6	1.7	1.5	1.9
Dolbeau-Mistassini CA	**	8.2	8.7	12.5	3.1	6.3	5.1	3.6	4.9	7.0
Zone 1 - Dolbeau	8.1	0.0	8.0	5.7	2.5	4.8	5.8	5.4	4.7	5.0
Zone 2 - Mistassini	**	**	**	27.9	4.4	8.8	**	0.0	5.3	10.9
Roberval City	0.0	0.0	4.4	7.0	1.0	1.0	2.6	0.0	2.0	2.2
Saint-Félicien City	9.1	7.2	1.0	2.0	4.1	4.4	3.3	11.5	3.7	4.9

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

**I.1.2\_7 Private Apartment Average Rents (\$)****by Bedroom Type  
Québec – Lac-St-Jean**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Alma CA	315	320	361	370	435	447	470	471	431	439
Zone 1 - Alma South	316	320	357	369	458	461	479	488	444	448
Zone 2 - Alma North	**	**	368	370	406	431	460	453	414	427
Dolbeau-Mistassini CA	269	272	331	357	416	419	471	491	407	416
Zone 1 - Dolbeau	279	283	335	349	432	441	497	519	422	433
Zone 2 - Mistassini	**	**	322	375	383	380	418	432	376	384
Roberval City	**	**	353	362	427	437	508	496	423	429
Saint-Félicien City	327	348	363	368	426	435	501	501	416	427

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.3\_7 Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Alma CA	3 a	31	8 b	267	17	1,065	6 a	363	34	1,726
Zone 1 - Alma South	3 a	26	3 a	161	10	558	3 a	183	19	928
Zone 2 - Alma North	0	5	5 a	106	7	507	3 a	180	15	798
Dolbeau-Mistassini CA	1 a	12	13 c	101	22	346	3 b	84	38	544
Zone 1 - Dolbeau	0	8	4 b	70	10	219	3 a	55	17	352
Zone 2 - Mistassini	**	**	9 a	31	11	127	0	29	21	192
Roberval City	0	8	8 a	115	3	308	0	76	11	507
Saint-Félicien City	2	28	2 a	103	13	297	7	61	24	489

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.4\_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Alma CA	6.9 c	9.7	12.7 a	4.1	2.3	2.0	1.4	1.7	4.4	2.4
Zone 1 - Alma South	8.3 c	11.5	21.1 a	3.8	2.6	2.0	1.6	1.7	6.4	2.5
Zone 2 - Alma North	0.0	0.0	2.7	4.7	1.9	2.0	1.2	1.7	1.9	2.3
Dolbeau-Mistassini CA	**	8.2	8.7 b	12.5	3.1	6.3	5.1	3.6	4.9	7.0
Zone 1 - Dolbeau	8.1	0.0	8.0	5.7	2.5	4.8	5.8	5.4	4.7	5.0
Zone 2 - Mistassini	**	**	**	27.9	4.4	8.8	**	0.0	5.3	10.9
Roberval City	0.0	0.0	4.4	7.0	1.0	1.0	2.6	0.0	2.0	2.2
Saint-Félicien City	9.1	7.2	1.0	2.0	4.1	4.4	3.3	11.5	3.7	4.9

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.5\_7 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Alma CA	**	**	3.5	++	2.9	**	2.1	++	2.4	2.2
Zone 1 - Alma South	**	6.6	3.3	++	3.5	++	1.8	++	3.3	1.1
Zone 2 - Alma North	**	**	**	++	2.2	**	**	++	1.4	**
Dolbeau-Mistassini CA	**	1.2	++	**	3.8	2.3	4.8	5.3	3.1	4.0
Zone 1 - Dolbeau	**	1.7	**	**	5.1	++	6.3	3.6	4.3	2.1
Zone 2 - Mistassini	**	**	**	22.2	**	5.0	**	8.3	++	7.4
Roberval City	**	**	1.8	1.9	1.2	3.7	3.2	++	1.8	2.2
Saint-Félicien City	**	**	1.1	1.3	3.7	1.8	10.1	3.1	2.9	2.3

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.1\_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Joliette CA	8.6	8.0	5.7	4.6	1.3	1.9	2.8	0.5	3.1	2.5
Joliette	9.2	7.2	7.0	5.5	1.6	2.2	2.8	0.6	4.2	3.2
St-Charles-Borromée/N.-D.-des-Pr	**	**	2.7	**	1.0	1.5	**	0.4	1.6	1.5
Lachute CA	4.7	11.6	1.9	4.8	2.3	0.3	1.5	3.2	2.2	2.5
Mont-Laurier City	n/u	3.3	n/u	4.3	n/u	3.1	n/u	2.5	n/u	3.5
Prévost City	n/u	**	n/u	0.0	n/u	**	n/u	0.0	n/u	1.2
Rawdon MU	n/u	**	n/u	1.2	n/u	2.1	n/u	0.0	n/u	1.5
Saint-Lin-des-Laurentides City	**	**	0.0	1.5	1.0	1.4	2.3	2.3	0.9	1.6
Sainte-Adèle City	n/u	17.8	n/u	4.4	n/u	1.3	n/u	0.0	n/u	3.0
Sainte-Sophie MU	n/u	**	n/u	22.1	n/u	0.0	n/u	**	n/u	8.5

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.2\_8 Private Apartment Average Rents (\$)

#### by Bedroom Type

#### Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Joliette CA	384 a	391	428 a	429	531 a	533	575 a	574	512	510
Joliette	386	392	430	428	507	522	592	596	495	497
St-Charles-Borromée/N.-D.-des-Pr	347	373	423	435	552	543	545	533	535	529
Lachute CA	353	352	386	401	468	487	520	529	449	464
Mont-Laurier City	n/u	387	n/u	414	n/u	472	n/u	485	n/u	445
Prévost City	n/u	**	n/u	492	n/u	532	n/u	634	n/u	517
Rawdon MU	n/u	395	n/u	387	n/u	515	n/u	563	n/u	491
Saint-Lin-des-Laurentides City	**	**	412	403	521	532	560	590	504	515
Sainte-Adèle City	n/u	403	n/u	477	n/u	565	n/u	616	n/u	540
Sainte-Sophie MU	n/u	**	n/u	425	n/u	476	n/u	**	n/u	455

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.3\_8 Number of Private Apartment Units Vacant and Universe in October 2008

#### by Bedroom Type

#### Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Joliette CA	21 a	259	41 b	898	48 b	2,568	4	830	114	4,556
Joliette	18 b	243	39 b	712	27 b	1,204	3	524	87 b	2,683
St-Charles-Borromée/N.-D.-des-Pr	**	17	**	186	21	1,364	1 b	306	27	1,873
Lachute CA	5	43	9	190	1	398	4	125	19	756
Mont-Laurier City	3	98	18	416	16	519	3	131	41	1,163
Prévost City	**	**	0	48	**	22	0	12	1	85
Rawdon MU	**	11	1	84	4	195	0	54	5	344
Saint-Lin-des-Laurentides City	**	**	1	65	3	207	1	43	5	320
Sainte-Adèle City	6	33	7	155	3	267	0	76	16	531
Sainte-Sophie MU	**	**	5	23	0	31	**	4	5	60

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.4\_8 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Joliette CA	8.6	8.0	5.7	4.6	1.3	2.5	2.9	0.5	3.1	2.9
Joliette	9.2	7.2	7.0	5.5	1.6	2.5	3.0	0.6	4.2	3.4
St-Charles-Borromée/N.-D.-des-Pr	**	**	2.7	**	1.0	2.4	**	0.4	1.6	2.1
Lachute CA	4.7	11.6	2.2	7.4	3.0	1.8	3.1	4.9	2.9	4.3
Mont-Laurier City	n/u	3.3	n/u	4.3	n/u	4.0	n/u	3.3	n/u	4.0
Prévost City	n/u	**	n/u	0.0	n/u	**	n/u	0.0	n/u	1.2
Rawdon MU	n/u	**	n/u	1.2	n/u	2.1	n/u	0.0	n/u	1.5
Saint-Lin-des-Laurentides City	**	**	0.0	3.1	3.4	2.4	2.3	2.3	2.5	2.5
Sainte-Adèle City	n/u	17.8	n/u	7.4	n/u	3.0	n/u	0.0	n/u	4.8
Sainte-Sophie MU	n/u	**	n/u	26.9	n/u	0.0	n/u	**	n/u	10.3

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.5\_8 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Joliette CA	++	**	3.3	**	2.9	2.6	++	++	3.1	1.9
Joliette	++	2.2	2.8	++	**	**	++	++	1.9	**
St-Charles-Borromée/N.-D.-des-Pr	**	**	**	4.7	4.5	**	5.1	**	4.7	**
Lachute CA	**	-5.1	2.7	3.0	4.6	2.7	2.3	2.0	3.7	2.7
Mont-Laurier City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Prévost City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Rawdon MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Saint-Lin-des-Laurentides City	**	**	5.7	++	2.8	2.6	++	4.0	2.4	2.0
Sainte-Adèle City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Sainte-Sophie MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.1\_9 Private Apartment Vacancy Rates (%)

#### by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Cowansville CA	6.2	7.3	4.1	3.5	1.9	4.1	1.2	2.5	2.6	3.7
Granby CA	10.5	**	0.8	1.8	0.7	0.9	0.4	**	1.7	1.7
Saint-Hyacinthe CA	5.5	4.3	3.8	1.6	1.7	1.0	1.3	0.3	2.3	1.2
Saint-Jean-sur-Richelieu CA	**	**	1.6	3.2	0.6	1.1	1.0	**	0.9	1.9
Zone 1 - Saint-Jean	**	**	1.6	3.1	0.7	1.3	1.2	1.2	1.0	2.0
Zone 2 - Iberville	n/u	n/u	2.2	**	0.8	1.1	0.0	**	0.8	2.2
Zone 3 - Saint-Luc	n/s	n/s	n/s	**	0.0	0.0	0.6	**	0.2	**
Salaberry-de-Valleyfield CA	0.5	2.0	2.1	2.7	1.5	2.9	1.5	2.4	1.6	2.7
Sorel-Tracy CA	7.7	1.6	9.9	4.7	2.1	1.8	0.6	3.1	4.0	2.6
Zone 1 - Sorel	10.3	**	18.3	3.9	2.9	1.4	0.0	1.8	6.4	1.8
Zone 2 - Peripheral Sectors	1.8	2.4	3.2	5.2	1.2	2.4	0.7	3.4	1.6	3.3

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.2\_9 Private Apartment Average Rents (\$)

#### by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Cowansville CA	341	352	393	388	490	471	506	534	463	466
Granby CA	357	385	418	440	510	527	562	586	481	508
Saint-Hyacinthe CA	385	392	432	452	537	549	604	632	517	535
Saint-Jean-sur-Richelieu CA	397	400	448	447	528	550	600	628	529	546
Zone 1 - Saint-Jean	397	400	450	448	529	544	587	612	521	531
Zone 2 - Iberville	n/u	n/u	407	420	498	510	542	568	499	520
Zone 3 - Saint-Luc	n/s	n/s	n/s	**	551	634	666	689	600	656
Salaberry-de-Valleyfield CA	403	402	449	430	492	515	519	545	478	488
Sorel-Tracy CA	304	313	382	385	447	461	508	524	439	451
Zone 1 - Sorel	345	296	386	371	462	464	509	539	452	449
Zone 2 - Peripheral Sectors	299	322	379	394	426	458	508	521	426	452

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.3\_9 Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type Québec – Montréal

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cowansville CA	4	60	13	367	33	819	9	376	60	1,622
Granby CA	**	416	29	1,620	38	4,117	**	982	119	7,135
Saint-Hyacinthe CA	17	402	25	1,511	31	3,221	4	1,243	77	6,378
Saint-Jean-sur-Richelieu CA	**	266	47	1,466	47	4,229	**	2,039	151	7,999
Zone 1 - Saint-Jean	**	266	43	1,398	41	3,229	16	1,317	123	6,209
Zone 2 - Iberville	n/u	n/u	**	40	6	519	**	206	17	765
Zone 3 - Saint-Luc	n/s	n/s	**	**	0	481	**	516	**	1,025
Salaberry-de-Valleyfield CA	2	122	16	593	29	979	7	296	54	1,990
Sorel-Tracy CA	1	61	26	556	32	1,747	10	332	69	2,696
Zone 1 - Sorel	**	19	8	206	13	963	1	57	22	1,246
Zone 2 - Peripheral Sectors	1	41	18	350	19	784	9	275	47	1,450

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.4\_9 Private Apartment Availability Rates (%) by Bedroom Type Québec – Montréal

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Cowansville CA	6.2	7.3	4.3	4.7	2.2	4.3	2.6	2.8	3.1	4.2
Granby CA	11.2	**	0.8	2.5	1.1	2.4	0.5	**	1.9	2.7
Saint-Hyacinthe CA	5.5	5.1	4.0	3.1	2.1	1.4	**	0.4	2.7	1.8
Saint-Jean-sur-Richelieu CA	**	**	1.8	3.3	1.2	1.1	1.0	1.9	1.3	2.0
Zone 1 - Saint-Jean	**	**	1.8	3.2	1.5	1.3	1.2	**	1.5	2.1
Zone 2 - Iberville	n/u	n/u	2.2	**	0.8	1.1	0.0	**	0.8	2.2
Zone 3 - Saint-Luc	n/s	n/s	n/s	**	0.2	0.0	**	**	0.4	**
Salaberry-de-Valleyfield CA	0.5	2.0	2.1	2.8	1.5	3.4	1.5	2.7	1.6	3.0
Sorel-Tracy CA	7.7	1.6	10.0	5.3	2.3	1.9	0.6	3.4	4.1	2.8
Zone 1 - Sorel	10.3	**	18.6	4.4	3.0	1.5	0.0	1.8	6.6	2.0
Zone 2 - Peripheral Sectors	1.8	2.4	3.2	5.8	1.3	2.4	0.7	3.8	1.7	3.5

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.5\_9 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Montréal

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Cowansville CA	++	**	++	++	3.7 b	4.6 c	9.7 b	4.3	2.7	4.8
Granby CA	**	++	3.4	2.1 b	4.0 b	2.4 b	3.6 c	2.7	4.0	2.1
Saint-Hyacinthe CA	4.3	++	5.7 c	++	3.9	**	2.5 c	5.5	3.9	3.7
Saint-Jean-sur-Richelieu CA	++	**	5.4	4.2	3.9	**	3.5 c	2.8	3.8	2.5
Zone 1 - Saint-Jean	++	**	5.5	4.1	4.2 c	**	3.6 c	**	4.2	2.4
Zone 2 - Iberville	n/u	n/u	**	**	2.6 c	2.9 c	**	**	2.6	3.1
Zone 3 - Saint-Luc	**	**	**	**	**	**	2.2 c	**	**	2.8
Salaberry-de-Valleyfield CA	**	3.2	4.7	++	5.2 b	++	**	4.1	6.4	2.2
Sorel-Tracy CA	**	-1.0	4.5	++	4.0	1.9 b	6.0	2.1	3.8	2.2
Zone 1 - Sorel	**	**	**	**	4.5 b	++	5.7	++	4.8	++
Zone 2 - Peripheral Sectors	**	**	3.5	2.4	3.3	3.7 b	6.1 b	2.4	2.8	4.2

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.1\_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
La Tuque CA	8.0	0.0	15.8	16.1	8.8	6.3	4.1	3.5	9.9	8.4
Shawinigan CA	8.4	**	11.6	8.5	4.2	4.0 b	3.8	5.1	5.7	5.4
Zone 1-Downtown	14.0	**	**	5.9	3.1	2.4	1.4	2.1	4.7	3.9
Zone 2-Northeastern Sector	**	**	**	11.9	6.5 c	5.5	5.5	**	6.3	6.9
Zone 3-Shawinigan-Sud	3.3	**	16.8	**	1.1	**	**	4.6	6.8	4.0
Zone 4-Grand-Mère/Saint-Georges	14.9	**	7.0	7.3	2.7	3.6 c	3.8	5.5	4.0	5.0

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

### 1.1.2\_10 Private Apartment Average Rents (\$) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
La Tuque CA	321	316	341	343	388	393	450	455	387	390
Shawinigan CA	289	295	332	351	371	394	407	420	373	391
Zone 1-Downtown	295	307	312	343	363	361	360	380	348	361
Zone 2-Northeastern Sector	283	282	341	355	347	376	412	431	364	386
Zone 3-Shawinigan-Sud	**	255	341	350	419	449	439	425	403	416
Zone 4-Grand-Mère/Saint-Georges	288	**	328	355	388	402	424	441	385	404

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.3\_10 Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
La Tuque CA	0	22	34	211	22	352	5	144	61	729
Shawinigan CA	**	65	77	914	95	2,351	64	1,274	247	4,604
Zone 1-Downtown	**	40	11	192	8	323	6	307	34	862
Zone 2-Northeastern Sector	**	14	35	291	61	1,096	**	486	130	1,887
Zone 3-Shawinigan-Sud	**	8	**	242	**	454	11	229	37	933
Zone 4-Grand-Mère/Saint-Georges	**	**	14	189	17	478	14	252	46	922

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.4\_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
La Tuque CA	8.0 a	4.5	17.1 a	17.5	9.7	7.7	4.8 a	4.2 a	10.9	9.7
Shawinigan CA	8.4 b	**	11.6 c	9.8	4.2	4.3	3.9 c	5.1 c	5.7	5.8
Zone 1-Downtown	14.0 a	**	**	7.4	3.1	2.9	1.4 a	2.1 c	4.7	4.4
Zone 2-Northeastern Sector	**	**	**	11.9	6.5	5.7	5.5 c	**	6.3	7.0
Zone 3-Shawinigan-Sud	3.3 b	**	16.8	**	1.1	**	**	4.6 c	6.8 b	4.4
Zone 4-Grand-Mère/Saint-Georges	14.9 a	**	7.0	10.2	2.9	4.4	4.3 d	5.5	4.3	6.0

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.5\_10 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to	Oct-07 to	Oct-06 to	Oct-07 to	Oct-06 to	Oct-07 to	Oct-06 to	Oct-07 to	Oct-06 to	Oct-07 to
	Oct-07 to	Oct-08	Oct-07 to	Oct-08	Oct-07 to	Oct-08	Oct-07 to	Oct-08	Oct-07 to	Oct-08
La Tuque CA	3.2	0.6	3.8	1.0	2.1	1.7	1.6	2.1	4.3	1.3
Shawinigan CA	**	**	2.9	3.6	2.5	4.5	**	4.8	1.8	4.9
Zone 1-Downtown	**	14.3	3.9	3.4	**	3.6	++	**	++	5.3
Zone 2-Northeastern Sector	**	**	3.3	4.9	3.0	6.7	3.4	**	2.9	6.8
Zone 3-Shawinigan-Sud	**	**	4.2	**	++	3.3	++	**	++	2.9
Zone 4-Grand-Mère/Saint-Georges	**	**	++	**	++	0.9	++	3.1	++	2.6

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

#### 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Vacancy Rates (%) Québec - October 2008

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-07	Oct-08	Oct-07	Oct-08
Montréal CMA	3.8 a	3.2 b	2.9 a	2.4 a
Québec CMA	2.4	1.3	1.2	0.6

<sup>1</sup> Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

#### 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Average Rents (\$) by Bedroom Type Québec - October 2008

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>
Montréal CMA	**	500	1,009 c	594 a	1,037 b	659 a	1,140 d	799 a
Québec CMA	**	452	765 d	558	**	653	1,011 d	770

<sup>1</sup> Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

## 4.1.3 Rental Condominium Apartments - Average Rents (\$)

by Bedroom Type  
Québec - October 2008

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Montréal CMA	**	**	872 c	1,009 c	1,082 c	1,037 b	1,386 c	1,140 d	1,054 b	1,043 b
Québec CMA	n/u	**	676 c	765 d	945 c	**	**	1,011 d	852 c	873 c

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

## 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

Condominium Apartments

Québec - October 2008

Condo Sub Area	Condominium Universe		Rental Units		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Montréal CMA	88,488	93,438	7,959 a	8,781 a	9.0 a	9.4 a	3.8 a	3.2 b
Québec CMA	18,526	19,092	1,701 a	1,604 a	9.2 a	8.4 a	2.4 a	1.3 a

\*Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

### 5.1 Other Secondary Rented Unit<sup>1</sup> Average Rents (\$) by Dwelling Type Québec - October 2008

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
<b>Montréal CMA</b>										
Single Detached	n/s	n/s	**	**	**	608	918	974	635	728
Semi detached, Row and Duplex	**	n/s	510	485	600	648	743	836	613	657
Other-Primarily Accessory Suites	n/s	**	484	443	583	676	767	809	568	662
Total	**	**	488	477	602	654	758	845	601	665
<b>Québec CMA</b>										
Single Detached	n/s	n/s	**	**	586	670	**	812	636	669
Semi detached, Row and Duplex	n/s	n/s	**	469	632	602	639	730	595	581
Other-Primarily Accessory Suites	n/s	**	480	475	500	561	626	682	510	538
Total	**	**	486	491	563	597	657	735	559	581

<sup>1</sup>Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**5.2 Estimated Number of Households in  
Other Secondary Rented Units<sup>1</sup> by Dwelling Type  
Québec - October 2008**

	Estimated Number of Households in Other Secondary Rented Units <sup>1</sup>	
	Oct-07	Oct-08
<b>Montréal CMA</b>		
Single Detached	14,265	20,378
Semi detached, Row and Duplex	122,911	118,713
Other-Primarily Accessory Suites	50,792	61,411
Total	187,969	200,503
<b>Québec CMA</b>		
Single Detached	4,718	6,734
Semi detached, Row and Duplex	11,474	12,693
Other-Primarily Accessory Suites	12,715	10,909
Total	28,906	30,336

<sup>1</sup>Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

**n/u:** No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details.

## TECHNICAL NOTE

### Percentage Change of Average Rents (New and Existing Structures)

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only) :

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2007 vs. \$550 in 2008 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2007 and 2008 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

### Change to the Rental Market Survey in Quebec

In October 2008, a change was made to the Rental Market Survey in Quebec. Rental apartment structures serving senior clients exclusively were withdrawn from the survey. Having their own particular demographic, structural and cyclical characteristics, these residences form a distinct rental market. For example, given that most residences provide services, they have significantly (notably) higher rents than structures on the so-called *traditional* market.

Until the end of April 2008, these residences were included in the vacancy and availability rate statistics but excluded from the average rent calculations. In all, ~~xx~~ per cent of the rental apartment structures were excluded from the sample. This change will be applied permanently starting this year.

To see the impact of this change on the 2007 statistics, click on this link.

[http://www.cmhc.ca/en/hoficlincl/homain/stda/suretaanme/suretaanme\\_020.cfm](http://www.cmhc.ca/en/hoficlincl/homain/stda/suretaanme/suretaanme_020.cfm)

## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e., Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e., one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

## DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Definitions of Census Areas referred to in this publication are as follows:**

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

### Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

### Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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